



Cranleigh Neighbourhood Plan

**Sustainability Appraisal Scoping Report
incorporating Strategic Environmental
Assessment**

Final Scoping Report

July 2018

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1 INTRODUCTION

1.1 This report represents the Sustainability Appraisal Scoping Report which incorporates the Strategic Environmental Assessment (SEA) of the emerging Cranleigh Neighbourhood Plan. It has been consulted on with the relevant statutory authorities.

1.2 SEA is a requirement of the EC Directive 2001/42/EC on the assessment of the impacts of certain plans and programmes on the environment. It is implemented in England through the 'Environmental Assessment of Plans and Programmes Regulations 2004'.

1.3 The objective of the 'SEA Directive' is:

'To provide for a high level of protection to the environment and to contribute to the integration of environmental considerations into the preparation and adoption of the plans...with a view to promoting sustainable development' (Article 1, Appendix 1)

1.4 The requirement for an SEA emerges from Schedule 10, paragraph 8(2)(f) of the Localism Act which states that a draft Neighbourhood Development Order (or Plan) "meets the basic conditions if the making of the order does not breach, and is otherwise compatible with, EU obligations". In this case, the relevant EU obligations are represented by the SEA Directive.

1.5 This SEA is in accordance with Strategic Environmental Assessment (SEA) Regulations.

The Scoping Report

1.6 The Scoping Report has been developed in accordance with government guidance for undertaking SEA in compliance with the SEA Directive.

1.7 According to the guidance, the complete process has five stages resulting in the Environmental Report, which should be implemented in turn. Each stage comprises a number of subsidiary tasks, some of which should be implemented alongside each other and lead to the development of a specific output. The Scoping Report is the first stage of the SEA of the Cranleigh Neighbourhood Plan associated with it. Stage A explains the process used in this Scoping Report and is presented below in Table 1.1. While the table may infer a sequential process, in practice, stages A1 to A4 inform each other, e.g. one has to have an understanding of the environmental issues (A3) to assess the relevant plans, programmes (A1) and requirements for baseline data collection (A2).

1.8 Consultation on the scope of the SEA is required under the SEA Directive and the Scoping Report guidance detailed above. It is a requirement that the Scoping Report is sent to three statutory Consultation Bodies with environmental responsibilities, as listed:

- The Environment Agency
- English Heritage
- Natural England

1.9 This was done in May 2018. The consultation sought to:

- ensure the methodology for the proposed SEA/SA is comprehensive to support the Cranleigh Neighbourhood Plan;
- provide an opinion on the suitability of the SEA/SA objectives;

- advise on the key sustainability issues as far as they relate to SEA/SA; and
- provide advice to ensure the baseline data is appropriate and sufficient.

Table 1.1: Work Requirements for the Scoping Report

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope			
Sub-Stage		Tasks	Key Outputs
A1	Identify links to other relevant plans, programmes and sustainability objectives	Defines how the plan is affected by outside factors and suggests ideas for how any constraints can be addressed	Assessment of requirements of SEA/ Collection and evaluation of key datasets
A2	Collect baseline/ environmental data	Provision of an evidence base for sustainability issues, effects prediction and monitoring	
A3	Identify sustainability issues/problems	Used to focus the SEA and streamline the subsequent phases, including baseline information analysis, setting of the SEA Framework, prediction of effects and monitoring	Assessment of requirements of SEA
A4	Developing the SEA framework	A process to enable the sustainability of plan to be appraised	SEA/SA framework consisting of Sustainability Objectives (Table 5.1) based upon National, Regional and Local issues.
A5	Consulting on the scope of the SEA	Carried out with statutory bodies and other relevant organisations with social, environmental or economic responsibilities to ensure the appraisal covers the key sustainability issues	Revisions to Sustainability framework

1.10 As stated, consultation was duly undertaken on the draft Scoping Report in May and June 2018 and responses were forthcoming from all three statutory bodies. These are summarised in Table 1.2 below. The findings have been incorporated into this updated SEA.

Table 1.2: Responses from statutory bodies on the draft Scoping Report

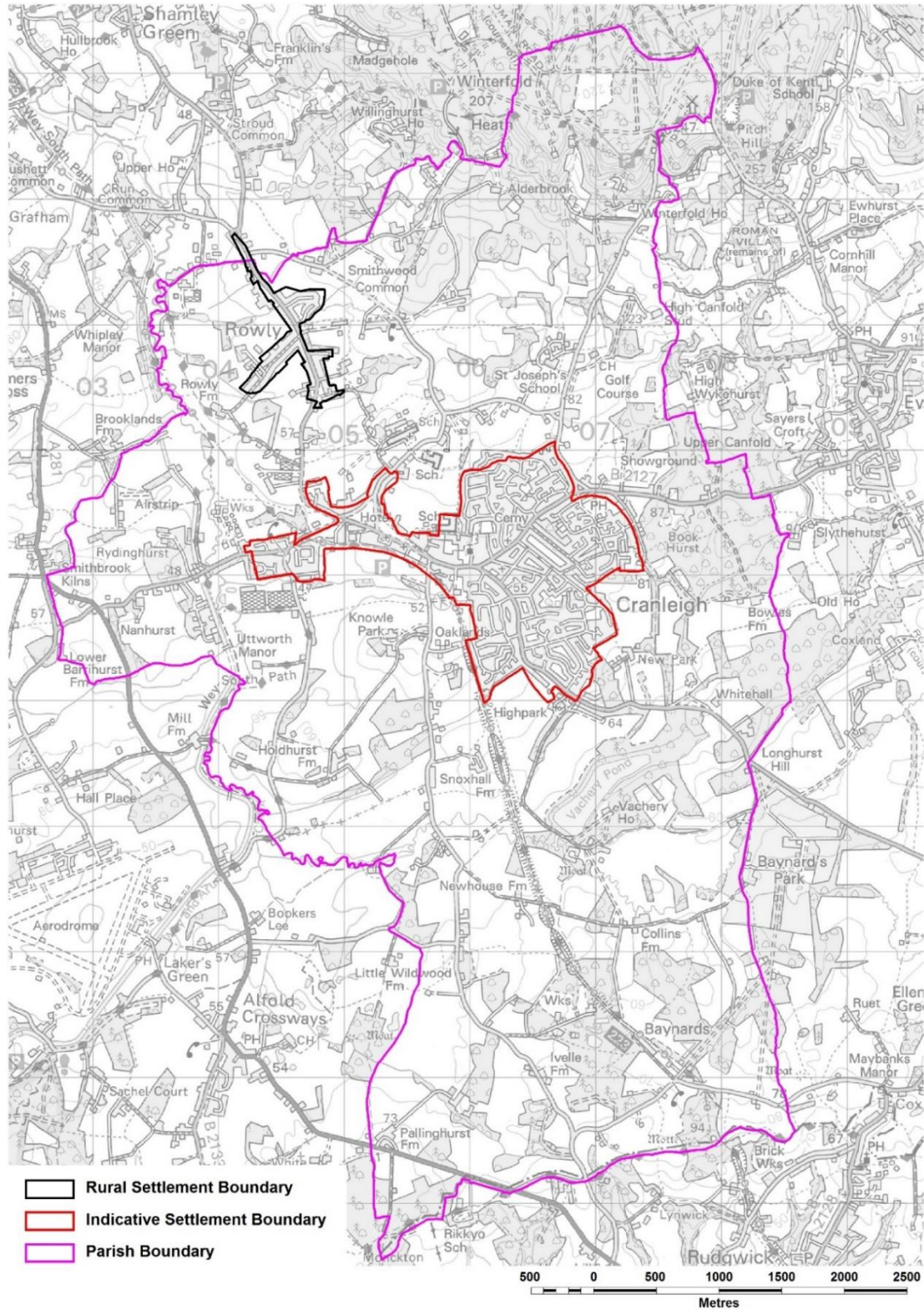
Statutory body and response	How response has been dealt with
<p>Historic England:</p> <ul style="list-style-type: none"> - Baseline data and key sustainability issues: Cultural and heritage – were any issues affecting the conservation area identified through the review in 2016 that should be reported here? Do any of the issues of traffic, reported later, have any impacts on the character or appearance of the conservation area for example? - The SWOT analysis reports loss of vernacular architectural detail as an issue affecting the area. Should this also be reported at 3.26. Is it an impact affecting the conservation area or listed buildings in particular or does it affect the area? - Whilst, at this stage, it is not necessary to review the evidence they provide, we would request that both the Surrey Historic Environment Record and the Surrey Historic Landscape Characterisation (both available from https://www.surreycc.gov.uk/heritage-culture-and-recreation/archaeology/historic-environment-record) are identified as important data sources for assessment of plan options as relevant. We note that the scoping report identifies the Areas of High Archaeological potential that have been identified by the County Council archaeological Advice service, but the HER may contain evidence of further archaeological sites of interest that are relevant to consideration of site allocations. 	<ul style="list-style-type: none"> - The cultural and heritage section has been amended to include further detail from the Conservation Area Review to address these specific questions. - Section 3.26 has been amended to include further detail on this potential loss of vernacular architectural detail. - Reference has been made to these additional sources of evidence and the potential to draw on them when, for instance, assessing sites.
<p>Environment Agency</p> <ul style="list-style-type: none"> - The Thames Area Sustainable Places team is unable to review this consultation. This is due to resourcing issues within the team, a high development management workload and an increasing volume of neighbourhood planning consultations. A guidance note on neighbourhood planning was received. 	<ul style="list-style-type: none"> - No specific amendments required.
<p>Natural England:</p> <ul style="list-style-type: none"> - Sustainability theme 1 & 2/Env – we advise reconsidering the criteria used here to assess the Plan’s policies and development allocations. More specific criteria is needed to fully assess the potential impacts on the natural environment. Criteria could include: ‘will the policy/proposal protect and enhance priority habitats and the habitats of protected species(NPPF para. 117); Achieve a net gain in biodiversity (NPPF para.109); support enhancements to multifunctional green infrastructure networks/corridors (NPPF para. 114); support access to green open spaces and nature?’ - Sustainability theme 3/Env – We recommend specifically mentioning the Surrey Hills AONB in this objective. Similarly to the above, we advise you add more specific criteria to ensure great weight is given to protecting the Surrey Hills AONB, in line with Paragraph 	<ul style="list-style-type: none"> - Criteria have been amended - Criteria have been amended

Statutory body and response	How response has been dealt with
<p>115 of the NPPF. Criteria could include: 'is the development site within a protected landscape or its setting; is the site sufficiently screened; does the site impact on important views into and out from the AONB or its setting?'</p> <ul style="list-style-type: none"> - Climate change objective – we advise you consider the addition of a climate change objective to assess whether the Plan reduces the level of contribution to climate change made by activities within the Neighbourhood Plan Area. - We further recommend you revisit the Site Assessment Proforma Environmental Considerations and scoring methodology so that it takes into account the more detailed criteria. We also advise creating a new set of considerations for Landscape Impacts. This will ensure that all policies and proposals in the Plan are assessed thoroughly. 	<ul style="list-style-type: none"> - Additional objective has been added to address this - The landscape objective has been refined to consider additional potential policy and development impacts. - Regard has been given to the detailed criteria and the criteria have been updated to reflect this.

Cranleigh Neighbourhood Plan

1.11 The Cranleigh Neighbourhood Plan area is shown in Figure 1.1 and is contiguous with the parish boundary.

Figure 1.1: Cranleigh Neighbourhood Plan designated area (purple)



1.12 The Cranleigh Neighbourhood Plan is being developed through an extensive programme of engagement with the local community. The main settlement is Cranleigh which is a large village and the majority of the population live within its limits. The smaller, rural community of Rowly is located just to the northwest of Cranleigh. The plan focuses on the larger village community bearing in mind access from the rural settlement to facilities.

1.13 The Neighbourhood Plan has been produced by local residents and Parish Councillors. The majority of consultation and evidence was collected by an Independent Steering Group and then handed over to the Parish Council who as the qualifying body is now driving the Plan forward. The plan provides for the development of the village and parish up to 2032 and has the following vision:

'Cranleigh must maintain its village character, whilst adapting to the needs of a diverse and growing community with well-designed sympathetic development and protected green spaces'

1.14 In order to deliver the vision, the Plan sets out to meet a series of objectives which can be couched under five key themes as follows:

- Theme 1: Housing
- Theme 2: Working and shopping
- Theme 3: Environment, sustainability and design quality
- Theme 4: Community, leisure and well-being
- Theme 5: Infrastructure

1.15 Each of the objectives is presented in Table 1.2 below. The Waverley Local Plan Part One was adopted in February 2018. It has the following Vision for Waverley borough in 2032:

- i. The high quality environment of Waverley, its distinctive character and its economic prosperity will have been maintained, whilst accommodating the growth in housing, jobs and other forms of development in the most sustainable way possible.
- ii. New development will have taken place in a way which takes account of the wide range of social, environmental and economic aspirations of the community and the needs of future generations. Most of the new development will be located in and around the main settlements of Farnham, Godalming, Haslemere and Cranleigh which have the best available access to jobs, services, housing, community facilities, leisure and recreation so as to minimise the need to travel and maximise the opportunities to travel by means other than the car.
- iii. Where needed to deliver the planned amount of new housing, new development will have taken place on the edge of the main settlements and on brownfield sites where these could be delivered in a sustainable way. This would include a new settlement of 2,600 homes at the Dunsfold Aerodrome site. Measures to improve access to public transport, and to improve and support access to facilities on foot or by cycle will have been supported.
- iv. An appropriate level of development will have taken place within Waverley's villages, having had regard to local needs and to the size, character and available services in each village and to landscape and other constraints.

- v. Working in partnership with other service providers, there will be new and improved infrastructure to support the increased population of Waverley, and, where needed, to mitigate the impact of major developments planned outside Waverley. Support will also be given, where necessary, to the retention of existing facilities and the provision of new facilities that provide for the leisure, recreation, health and cultural needs of the community. A new Cultural Strategy for 2016 - 2026 is expected to be adopted in 2017.
- vi. The location, type and size of new housing will have taken account of local needs, demography, the size of settlements, transport and the level of services available in the towns and villages, taking account of the Waverley Settlement Hierarchy.
- vii. A range of sizes, types and tenures of new housing and accommodation will have been provided, taking account of the needs across the borough as identified in the Council's Strategic Housing Market Assessment (SHMA), particularly with regard to the accommodation needs of the older population that will have increased significantly. This will include an increase in the proportion and overall stock of subsidised affordable housing, to meet the needs of those who would otherwise not be able to afford their own home.
- viii. Waverley's economy will continue to have prospered without compromising the borough's attractive character and high quality of life. The local economy and the needs of existing and new businesses in Waverley will have been supported through the provision of high quality infrastructure and a range of employment accommodation, including homes that are affordable for key workers. Important employment assets will have been retained and, where necessary, new development will have contributed to the diverse stock of employment premises. The emphasis will be on sustainable economic development, of the right type and in the right place to meet employment needs both within the towns and in the rural areas.
- ix. The vitality and viability of the main centres of Farnham, Godalming, Haslemere and Cranleigh will have been safeguarded in a way that takes account of their distinctive roles. This will have been achieved through carefully planned development, which meets the needs of these centres, whilst recognising the importance of preserving and enhancing their historic character. In local and village centres shops that meet local needs will have been supported.
- x. The rich heritage of historic buildings, features and archaeology in Waverley will have been conserved and enhanced. The attractive landscape of Waverley, which contributes to its distinctive character and includes the Surrey Hills Area of Outstanding Natural Beauty, will also have been protected and where possible enhanced.
- xi. New building will have contributed to the creation of sustainable communities, which are safe, attractive and inclusive and where the high quality design of new development makes a positive contribution to the area in which it is located. The unique and diverse character of Waverley's towns, villages and countryside will be cherished and preserved. New development will have taken account of this diverse character and of the different roles and functions of the settlements in Waverley.
- xii. The rich biodiversity of Waverley will have been preserved and where possible enhanced. Particular regard will be had to Special Protection Areas (SPAs) and Special Areas of

Conservation. Where new development could potentially have had an adverse effect on biodiversity, measures will have been taken to ensure that the impact is either avoided or mitigated and where necessary compensated for.

- xiii. Waverley will have become more sustainable through measures to combat the effects of climate change and secure reductions in greenhouse gas emissions. This will have been achieved by locating most new buildings in areas that reduce the need to travel and ensuring that through their design and construction, new buildings produce lower carbon emissions.
- xiv. Measures will have been taken to adapt to the effects of climate change, which will include steps to minimise the risk of flooding and reduce demand for water and support the adaptation of buildings to cope with extremes of heat and cold in an energy efficient manner.

Table 1.2: Core objectives of the Cranleigh Neighbourhood Plan compared to the strategic objectives of the Waverley Local Plan Part One

Neighbourhood Plan Core Objectives	Waverley Local Plan Strategic Objectives
Theme 1: Housing	
<p>Require high quality design standards in all future development.</p> <p>Development should reflect and reinforce the character and quality of Cranleigh.</p> <p>Provide a greater range of affordable housing.</p> <p>Provide a range of different housing types across all tenures.</p> <p>Ensure that the development sites are integrated into the village.</p>	<p>To ensure that the design, form and location of new developments contribute to the creation of sustainable communities that are attractive, safe and inclusive.</p> <p>To support the delivery of a range of sizes and types of new homes and accommodation, including homes and accommodation to meet the needs of specific groups of the population, including older people and first time buyers and Gypsies, Travellers and Travelling Showpeople.</p> <p>To deliver an increase in the overall stock of affordable housing and to ensure that as far as possible the type and tenure of affordable housing meet the local needs identified in the Strategic Housing Market Assessment where it is viable to do so.</p> <p>To support the provision of new development in and on the edge of villages where it meets identified local needs or helps to sustain local facilities and to support the sustainable growth and expansion of rural businesses.</p> <p>To support the delivery of at least 11,210 additional homes in Waverley in the period 2013 to 2032 (an average of 590 homes a year). To contribute to the delivery of sustainable communities by directing most new development to the main settlements of Farnham, Godalming, Haslemere and Cranleigh, where there is the best available access to jobs, services and other facilities. This will include some new development on greenfield land on the edge of these settlements.</p> <p>To deliver a balance of housing and employment growth that takes account of both the need for additional housing and the need to maintain Waverley’s economic prosperity.</p> <p>To contribute to the achievement of sustainable development, having regard to the guiding principles in securing the future: delivering UK sustainable development strategy.</p> <p>To support measures that promote sustainable transport, including improvements to public</p>

	transport and improved facilities for pedestrians and cyclists.
Theme 2: Working and shopping	
<p>Maintain the viability and vitality of the Village Centre by resisting the loss of existing retail and office space and by planning for new commercial development.</p> <p>Engage and support leaders, entrepreneurs and business people in the rural economy.</p>	<p>To support the provision of new development in and on the edge of villages where it meets identified local needs or helps to sustain local facilities and to support the sustainable growth and expansion of rural businesses.</p> <p>To safeguard existing employment accommodation and support the delivery of new and improved commercial premises, both within the main settlements and in rural areas, in order to meet the needs of a range of businesses in Waverley; in particular to accommodate the projected growth in B1a/b (Offices/Research and Development) uses and the specific needs of small to medium enterprises (SMEs).</p> <p>To support the vitality and viability of the centres of Farnham, Godalming, Haslemere and Cranleigh, taking account of the differences between each of the centres and the different roles that they play.</p> <p>To deliver a balance of housing and employment growth that takes account of both the need for additional housing and the need to maintain Waverley's economic prosperity.</p>
Theme 3: Environment, sustainability and design quality	
<p>Conserve and improve the ecological, water quality and management of Cranleigh Waters.</p> <p>Protect and improve designated green spaces within the village.</p> <p>Conserve the special landscape and scenic beauty of the Surrey Hills AONB and its setting.</p> <p>Sustain and enhance the variety of heritage assets in the village.</p> <p>New development should address flooding and drainage issues.</p> <p>Encourage energy efficient and sustainable development.</p>	<p>To contribute to the achievement of sustainable development, having regard to the guiding principles in securing the future: delivering UK sustainable development strategy.</p> <p>To maintain and protect all those areas of the Green Belt that fulfil the purposes of the designation.</p> <p>To protect the countryside for its intrinsic character and beauty and as a recreational asset, including its visitor facilities and, where appropriate, promote its continued recreational use.</p> <p>To provide appropriate protection to the hierarchy of national and local landscape designations in Waverley, including the Surrey Hills Area of Outstanding Natural Beauty.</p>

	<p>To safeguard and enhance the historic heritage and the diverse landscapes and townscapes in Waverley, and to ensure that new development takes proper account of the character and distinctiveness of the area in which it is located.</p> <p>To protect and enhance Waverley’s biodiversity, including its wildlife species and their habitats, both on designated sites such as the Thames Basin Heaths and Wealden Heaths (Phases 1 and 2) Special Protection Areas, and on undesignated sites.</p> <p>To reduce the emissions that contribute to climate change and minimise the risks resulting from the impact of climate change.</p> <p>To ensure that new development is located and designed to manage and reduce its risk from flooding.</p>
Theme 4: Community, leisure and well-being	
<p>Improve Leisure and Arts facilities within the village.</p>	<p>To protect the countryside for its intrinsic character and beauty and as a recreational asset, including its visitor facilities and, where appropriate, promote its continued recreational use.</p> <p>To ensure that adequate provision is made for new or improved social, physical and green infrastructure to meet the needs of the increased population and additional demands arising from employment related development.</p> <p>To meet the leisure, recreation and cultural needs of the community.</p>
Theme 5: Infrastructure	
<p>Ensure that new development has good pedestrian, cycle and bus connections to Cranleigh and the wider area.</p> <p>Improve existing pedestrian and cycle routes within Cranleigh.</p> <p>Ensure car parking within the village supports the viability of the village centre.</p> <p>Ensure that new development has adequate utility infrastructure both on and off site.</p>	<p>To ensure that cross boundary impacts arising from major development or infrastructure provision in Waverley or adjoining local authority areas are considered.</p> <p>To support measures that promote sustainable transport, including improvements to public transport and improved facilities for pedestrians and cyclists.</p> <p>To ensure that adequate provision is made for new or improved social, physical and green infrastructure to meet the needs of the increased population and additional demands arising from employment related development.</p>

Approach to engagement

- 1.16 It is recognised that the approach to engagement is vital to a successful plan. The community of Cranleigh parish – including its residents and businesses – must be able to properly input into the ongoing process of developing the vision and objectives, considering options and then establishing the preferred set of options that make up the draft Neighbourhood Plan.
- 1.17 Cranleigh Parish Council is the formal lead in developing the Neighbourhood Plan. A Steering Group was set up comprised of local volunteers with a parish councillor to ensure tight links with the Parish Council. This team put together a programme of engagement activities which has ensured that the community has had the opportunity to input at every stage. This it has done using a range of methods:
- Using a dedicated Cranleigh Neighbourhood Plan website (<http://cranleighnbp.org/>) as a central hub for information.
 - Using local newsletters and newspapers to notify people of upcoming events.
 - Running engagement events, both as drop-in events and specific workshops.
 - Engaging with a range of stakeholders.
 - Reporting back on the outcomes of key activities so that the community is able to understand the progress being made.
- 1.18 All policies and site allocation options will be consulted on with the community and ultimately it is their views which will shape the decisions made on the final wording of policies and the sites that are allocated. In doing so, it is vital that the community understands that the Neighbourhood Plan must comply with the Basic Conditions and therefore there are certain factors which need to be taken into consideration when given their views on policies and sites. The Neighbourhood Plan team is using consultant support to advise on the best approach which ensures that the community is fully informed when being asked to engage on a particular matter and shape its outcome.

2 RELEVANT PLANS, PROGRAMMES AND SUSTAINABILITY OBJECTIVES (STAGE A1)

2.1 This section provides a summary review of the policy context relevant for the Neighbourhood Plan. Starting at the international level and working down in scale this covers the key policies that the Neighbourhood Plan should adhere to or consider. While it is common sense to ensure the Plan and SEA/SA reviews these requirements, it is also a requirement of the SEA Directive which states that the Environmental Report should include:

"..an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes"

"the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation"

[Annex 1(a) and (e)]

2.2 Within this context it is stated in the NPPF that work for Neighbourhood Planning is proportionate with the scale and ambitions of the plan. We have therefore considered a range of relevant policies and plans for this assessment considering international, national, regional (South East England), and local (County and Borough) plans and policies.

International context

Key objectives	Key targets/indicators	Key implications for NP and SEA
EU Habitats and Conservation of Wild Birds Directives (92/43/EEC and 79/409/EEC)		
To conserve fauna and flora and natural habitats of EU importance by the establishment of a network of protected areas throughout the European Community. This was designed to maintain both the distribution and abundance of threatened species and habitats.	Identifies endangered habitats and species requiring protection and need for re-establishment of denuded biotopes. Protected areas should be created, maintained and managed.	Plans should take account relevant SPA and SAC sites. If negative impacts are anticipated appropriate assessments should be undertaken. Above protecting the integrity and interest of European sites, the NP should consider objectives to protect and if possible, enhance biodiversity.
EU Water Framework Directive (2000/60/EC)		
To expand the scope of water protection to all waters, surface waters and groundwater: <ul style="list-style-type: none"> • achieve 'good status' for all waters by 2015. 	Prevent deterioration in the status of aquatic ecosystems, provide protection and improve ecological condition: <ul style="list-style-type: none"> • achieve at least good status for all water bodies 	Plan should consider any significant hydrological / hydrogeological factors and ensure integration with existing catchment management plans.

Key objectives	Key targets/indicators	Key implications for NP and SEA
<ul style="list-style-type: none"> water management should be based on river basins and a 'combined approach' of emission limit values and quality standards. water management should include the closer involvement of community. 	<p>by 2015 (or later subject to specific criteria).</p> <ul style="list-style-type: none"> meet the requirements of WFD protected areas promote sustainable use of water conserve habitats and species that depend directly on water progressively reduce or phase out pollutants that pose significant threats to the aquatic environment / groundwater help mitigate the impacts of floods and droughts. 	<p>Plan should consider including objectives to protect and enhance water resources, quality and ecological function.</p>
EU Directive on Ambient Air Quality and Cleaner Air for Europe (2008/50/EC)		
<p>Establishes limit values and alert thresholds for concentrations of key pollutants in ambient air including sulphur dioxide, nitrogen dioxide (NO₂)/oxides of nitrogen and particulate matter (PM_{2.5} and PM₁₀). Maintain ambient air quality in areas where it is good and improve it in others.</p>	<p>Establishes limit values and alert thresholds for concentrations of key pollutants in ambient air including sulphur dioxide, nitrogen dioxide (NO₂)/oxides of nitrogen and particulate matter (PM_{2.5} and PM₁₀). Maintain ambient air quality in areas where it is good and improve it in others.</p>	<p>Establishes limit values and alert thresholds for concentrations of key pollutants in ambient air including sulphur dioxide, nitrogen dioxide (NO₂)/oxides of nitrogen and particulate matter (PM_{2.5} and PM₁₀). Maintain ambient air quality in areas where it is good and improve it in others.</p>
EU Waste Directive (2008/98/EC)		
<p>Sets the basic concepts and definitions related to waste management, such as definitions of waste, recycling, recovery. It explains when waste ceases to be waste and becomes a secondary raw material (so called end-of-waste criteria), and how to distinguish between waste and by-products.</p>	<p>Sets the basic concepts and definitions related to waste management, such as definitions of waste, recycling, recovery. It explains when waste ceases to be waste and becomes a secondary raw material (so called end-of-waste criteria), and how to distinguish between waste and by-products.</p>	<p>Sets the basic concepts and definitions related to waste management, such as definitions of waste, recycling, recovery. It explains when waste ceases to be waste and becomes a secondary raw material (so called end-of-waste criteria), and how to distinguish between waste and by-products.</p>
EU Thematic Strategy on Air Pollution		
<p>Establishes interim objectives for air pollution in the EU and proposes appropriate measures for achieving them. It recommends that current legislation be modernised, be better</p>	<p>Establishes interim objectives for air pollution in the EU and proposes appropriate measures for achieving them. It recommends that current legislation be modernised, be better focused on the most</p>	<p>Establishes interim objectives for air pollution in the EU and proposes appropriate measures for achieving them. It recommends that current legislation be modernised, be better focused on the most</p>

Key objectives	Key targets/indicators	Key implications for NP and SEA
focused on the most serious pollutants and that more is done to integrate environmental concerns into other policies and programmes.	serious pollutants and that more is done to integrate environmental concerns into other policies and programmes.	serious pollutants and that more is done to integrate environmental concerns into other policies and programmes.

National and regional context

- 2.3 In this section we summarise the most relevant regional and local plans and policies making the assumption that these include the relevant international and national sustainability objectives.
- 2.4 The Planning system is undergoing a period of change following the introduction of the Localism Act 2011 and the National Planning Policy Framework (NPPF) in 2012.
- 2.5 This has heralded significant changes including to the planning and provides a greater emphasis on localism. European Regulations still apply as does much of the legacy planning guidance – until it is revised for the NPPF.
- 2.6 The NPPF stresses the importance of sustainability running as a ‘golden thread’ throughout plans and policies.

Key objectives	Key targets/indicators	Key implications for NP and SEA
National Planning Policy Framework (March 2012)		
Planning should drive and support sustainable economic development. It should: <ul style="list-style-type: none"> • secure high quality design and good standard of amenity • take account of the different roles of areas, recognising the intrinsic character and beauty of the countryside • support transition to a low carbon future in a changing climate, taking account of flood risk and encourage the reuse of existing resources and encouraging the use of renewable resources. • contribute to conserving and enhancing the natural environment and reducing pollution. • encourage the effective use of land by reusing land that has been previously developed. • conserve heritage assets in a manner appropriate to their significance. • focus significant development in locations which are, or can be made sustainable. 	Supports local and national targets with regard to biodiversity and geodiversity.	Plan should contribute to the objective of achieving sustainable development (social, economic and environmental). SA Objectives should reflect the core planning principles and policies set out in the NPPF. The Plan should: <ul style="list-style-type: none"> • contribute to minimising impacts and providing net gains in biodiversity where possible • contribute to the Government’s commitment to halt the overall decline in biodiversity – including by establishing coherent ecological networks that are more resilient to current and future pressures.

Key objectives	Key targets/ indicators	Key implications for NP and SEA
<p>Paragraph 9: "Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment"</p> <p>Paragraphs 115 and 116: "Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:</p> <ul style="list-style-type: none"> • the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; • the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and • any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated." <p>Paragraph 132: "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated</p>	<p>None</p>	<p>SA Objectives should reflect the core planning principles and policies set out in the NPPF.</p> <p>The Plan should ensure that development in Areas of Outstanding Natural Beauty is fully justified.</p> <p>The Plan should ensure that development does not have a detrimental impact on any heritage assets and should seek to ensure that development actively conserves the asset.</p>

Key objectives	Key targets/ indicators	Key implications for NP and SEA
heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.		
The Waste (England & Wales) Regulations 2011		
To encourage/ensure waste arises/is dealt with further up the waste hierarchy. Divert waste disposal away from landfill.	Target of 50% of household waste to be recycled.	Plan must have regard to the amended waste hierarchy. Policies and objectives should where possible encourage waste to be re-used, recycled or have value / energy recovery. If possible the Plan should discourage landfilling of waste.
UK Climate Change Act 2008		
The Act introduced a statutory target for reducing carbon emissions.	Target of reducing carbon emissions by 80 per cent below 1990 levels by 2050, with an interim target of 34% by 2020.	Planning can make a contribution to mitigating and adapting to climate change by influencing the location, scale and character of development. The plan should include policies / objectives that contribute towards achieving lower carbon emissions and greater resilience to the impacts of climate change.
The Natural Environment White Paper (The Natural Choice) 2011		
Mainstreaming the value of nature across society by: <ul style="list-style-type: none"> • facilitating greater local action to protect and improve nature; • creating a green economy, in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature; • strengthening the connections between people and nature to the benefit of both; and • showing leadership in the European Union and internationally, to protect and enhance natural assets globally. 	The process identifies the need to develop a set of key indicators to track progress	The Plan should consider how it can best contribute towards highlighting the value of nature and ensuring that it is protected and enhanced.

Key objectives	Key targets/ indicators	Key implications for NP and SEA
Biodiversity 2020: A strategy for England's wildlife and ecosystem services		
<p>To halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. These outcomes will be delivered through action in four areas:</p> <ul style="list-style-type: none"> • a more integrated large-scale approach to conservation on land and at sea • putting people at the heart of biodiversity policy • reducing environmental pressures • improving knowledge 	<p>A series of priority actions have been identified to deliver the four identified actions.</p>	<p>The Plan should consider how it can best contribute towards protecting and enhancing ecological networks</p>
Flood and Water Management Act 2010		
<p>Improve the management of flood risk for people, homes and businesses. To protect water supplies.</p>	<p>Local Authorities to prepare flood risk assessments, flood maps and plans. EA to prepare Local flood risk management strategies.</p>	<p>The Plan should take account of flooding and water management issues and strategies and consider the inclusion of policies / objectives to reduce flood risks and other impacts on the water environment.</p>
Carbon Plan: Delivering our low carbon future 2011		
<p>Government-wide plan for action on climate change at domestic and international levels.</p>	<p>Includes a range of sector-based plans and targets for low carbon:</p> <ul style="list-style-type: none"> • building • transport • industry • electricity • agriculture, land use, forestry and waste 	<p>The Plan should include policies / objectives that contribute towards achieving lower carbon emissions.</p>
Mainstreaming sustainable development 2011		
<p>This refreshed vision builds upon the principles that underpinned the UK's 2005 SD strategy, recognising the needs of the economy, society and the natural environment, alongside the use of good governance and sound science.</p>	<p>Promises a new set of indicators from DEFRA that link initiatives and include wellbeing.</p>	<p>Plan should take account of climate change and promote sustainability through sustainable, low carbon and green economic growth.</p>
Air Pollution: Action in a Changing Climate, Defra 2010		
<p>Seeks to reduce air pollution by focusing on the synergies between air quality and climate change.</p>	<p>Seeks to reduce air pollution by focusing on the synergies between air quality and climate change.</p>	<p>Seeks to reduce air pollution by focusing on the synergies between air quality and climate change.</p>

Key objectives	Key targets/ indicators	Key implications for NP and SEA
The South East Biodiversity Strategy (South East England Biodiversity Forum) 2009		
<p>Provides a coherent vision to safeguard and enhance the regions biodiversity and wildlife. Embed a landscape scale approach to restoring whole ecosystems in the working practices and policies of all partners. Create the space needed for wildlife to respond to climate change. Enable all organisations in the South East to support and improve biodiversity.</p>	<p>Provides a framework for the delivery of biodiversity targets through biodiversity opportunity areas and habitat and species targets.</p>	<p>The NP should consider objectives to protect and where possible, enhance biodiversity.</p>
South East River Basin Management Plan		
<p>Prepared under the Water Framework Directive, the plan is about the pressures facing the water environment in the South East River Basin District and the actions that will address them.</p>	<p>By 2015, 18% of surface waters (rivers, lakes, estuaries and coastal waters) are going to improve for at least one biological, chemical or physical element. By 2015, 23% of surface waters will be at good or better ecological status/ potential and 33% of groundwater bodies will be at good status. In combination 23% of all water bodies will be at good status by 2015. At least 47% of assessed surface waters will be at good or better biological status by 2015.</p>	<p>The NP needs to consider the impact of proposed development on water quality.</p>

County/local context

- 2.7 Surrey County Council prepares statutory land use plans for waste and minerals policy and non-statutory guidance on Landscape Character Assessment.
- 2.8 The Surrey Minerals and Waste Core Strategy was adopted in July 2011. The most recent Surrey Landscape Character Assessment dates to 1997.

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
Surrey Local Transport Plan 2014-2026		
<p>To help people to meet their transport and travel needs effectively, reliably, safely and sustainably within Surrey; in order to promote economic vibrancy, protect and enhance the environment and improve the quality of life, transport provision will be:</p> <ul style="list-style-type: none"> • Effective • Reliable • Safe • Sustainable 	<p>Indicators include: access to employment, carbon reduction from road transport, peak period vehicle journey time delay, journey time reliability, volume of cyclists on the road, cyclist casualties, compliance with parking restrictions, bus patronage and punctuality, mode share to school, workplace travel planning.</p>	<p>The Plan should consider policies / objectives which contribute to transport sustainability. This should go beyond reducing carbon emissions to include economic growth, safety, pollution, traffic reduction and access to services.</p>
Surrey Waste Plan, 2008 (amended 2009)		
<p>To protect human health and the environment by producing less waste and by using it as a resource wherever practicable; and to deliver new and enhanced waste management facilities of the right type, in the right place and at the right time.</p>	<p>Indicators include: waste generated per head, proportion of waste which is landfilled, source of waste by quantity and type, amount of habitat to be created for biodiversity.</p>	<p>The Plan should consider how, within the context of a growing population in Cranleigh, waste generation can be minimised.</p>
'Confident in Surrey's Future' Corporate Strategy 2015-20		
<p>This Strategy focuses on three themes within which sit the main challenges facing Surrey County Council. The themes are:</p> <ul style="list-style-type: none"> • Wellbeing: Everyone in Surrey has a great start to life and can live and age well • Economic Prosperity: Surrey's economy remains strong and sustainable • Resident Experience: Residents in Surrey experience public services that are easy to use, 	<p>The Strategy contains information about why these areas are a challenge to the County and sets out actions and clear and challenging targets against each priority.</p>	<p>Plan should consider including objectives / policies to support the activities that deliver the overarching vision for Surrey.</p>

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
responsive and value for money		
Surrey Strategic Partnership Plan 2010-2020 (Surrey Community Strategy)		
<p>Set outs the five key challenges to address for Surrey to remain as one of the most attractive places in the country:</p> <ul style="list-style-type: none"> • Climate change: to reduce carbon emissions per person to one of the lowest in the UK • The limits of sustainability in Surrey: to grow sustainably balancing, housing, transport and resource needs • Connectivity: to deliver internet access to all, single customer accounts for all residents when accessing services and be at the forefront of web development • A new political context: to support self-reliance and independence for individuals, families and neighbourhoods. 	<p>Targets set against delivery in the theme areas of Children and Young People; Safer and Stronger Communities; Health and Wellbeing; Economic Development; Housing, Infrastructure and Environment.</p>	<p>The Plan should consider including policies / objectives that help meet the key objectives overall objectives and those within each of the themes.</p>
Biodiversity and Planning in Surrey, May 2014		
<p>Produced by the Biodiversity Working Group of the Surrey Nature Partnership, to help those involved in planning in Surrey to ensure that development within the county protects and enhances the county's valuable local biodiversity, underpinning its 'Natural Capital'. Through this it also aims to help local authorities honour their statutory 'Biodiversity Duty' under Section 40 of the Natural Environment & Rural Communities Act, 2006.</p>	<p>The document and its appendices – 'Protected species in Surrey' and 'Statutory designated sites in Surrey', describe protected sites, habitats and priority habitats and species against which development criteria should be assessed.</p>	<p>Plan should include consider including policies / objectives to: enhance (where possible) the wildlife and habitats that give rise to West Surrey's natural character and diversity.</p>

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
Waverley Strategic Flood Risk Assessment, 2010 (updated 2015)		
To provide evidence about the present and future risk of flooding in Waverley from all sources of flooding including from rivers, surface water, sewer, groundwater and artificial sources (canals and reservoirs). It sets out the framework to apply the Sequential Approach and the Sequential Test as required in the NPPF.	The assessment investigates flood risk issues for specific sites and makes recommendations.	The Plan should take into account the SFRA's sequential testing guidance and should consider inclusion of objectives related to flood risk.
Waverley Landscape Report Part One: Farnham and Cranleigh, August 2014		
To assess the ability of the landscape to accommodate future residential development in areas of the Borough.	Areas assessed on criteria: landscape qualities, contribution to settlement setting, visual character, landscape sensitivity and landscape value.	The Plan should be consistent and take into account assessment of landscape capacity.
Surrey Interactive Map, 2013		
To identify areas or units of land based on their key landscape attributes.	Mapping layers include ancient woodland, historic landscape, AONBs, Landscape Character Areas (2015), long distance walks and national nature reserves.	The Plan should ensure that areas of landscape character are preserved and enhanced.
Waverley Green Belt Review, Parts 1 and 2 2014		
To provide a strategic review of Green Belt purposes and a more detailed site assessment of potential land which could be considered for review of the Green Belt boundaries.	Includes: quality of 'openness', contribution to green belt purposes for example, preventing towns from merging and preserving character of historic towns.	The Plan should take into account findings of the Review especially when considering potential future development sites and areas that the community wishes to safeguard.
Surrey Rural Strategy 2010 to 2015 (strategy for 2015 to 2020 in development)		
Produced by the Surrey Rural Partnership to deliver: <ul style="list-style-type: none"> • an equality in policy and investment with the urban areas • empowered and self-sufficient communities • a thriving rural economy and land-based sector • bio-diverse and well-managed countryside • adequate and dependable infrastructure – including roads, water and housing • resilience to adverse impact – including climate change, flooding, disease and energy costs 	Includes 'rural-proofing' of other policy documents to ensure that rural challenges are being adequately addressed.	The Plan should be consistent with the aims of the rural strategy.

Borough policy context

- 2.9 Cranleigh is within Waverley borough for planning purposes. The Waverley Borough Local Plan Part One (2018) sets strategic policies for land including housing and employment targets, land and location.
- 2.10 The Local Plan Part Two will cover further site allocations (non-strategic) and development management policies. This is being prepared and is planned to be adopted by 2019. Until this time, relevant saved policies from the Local Plan 2002 will continue to apply.
- 2.11 Various evidence documents have been produced to inform the new Local Plan, including an updated SHMAA and SHLAA, an infrastructure update, a Green Belt Review and an Older Persons Housing Needs Assessment.
- 2.12 As the local planning authority for Cranleigh, WBC is responsible for setting targets for housebuilding. The Waverley area currently contains more than 50,000 homes, and the Local Plan Part One sets out a need for at least 11,210 additional homes up to 2032.
- 2.13 It should be noted that a number of other parishes within Waverley have prepared or are in the process of preparing neighbourhood plans. These are:
- Haslemere
 - Godalming
 - Alfold
 - Chiddingfold
 - Hascombe
 - Ewhurst and Ellens Green
 - Witley
 - Elstead and Weyburn
 - Busbridge
 - Bramley
 - Dunsfold
 - Farnham ('made' plan)
- 2.14 These plans could potentially have a residual effect on Cranleigh parish.

3 BASELINE DATA AND KEY SUSTAINABILITY ISSUES (STAGES A2 & A3)

- 3.1 The SEA Regulations require that certain environmental topics are included within the environmental baseline collected to inform the SEA. The topics required by the SEA Regulations are shown in Table 3.1.
- 3.2 The SEA Scoping Report summarises the current state of the environment and also identifies key trends and pressures for the future. The information is categorised under topics, although it must be recognised that many of the topics are interlinked.

Table 3.1: Topics and their relevance to the Cranleigh Neighbourhood Plan

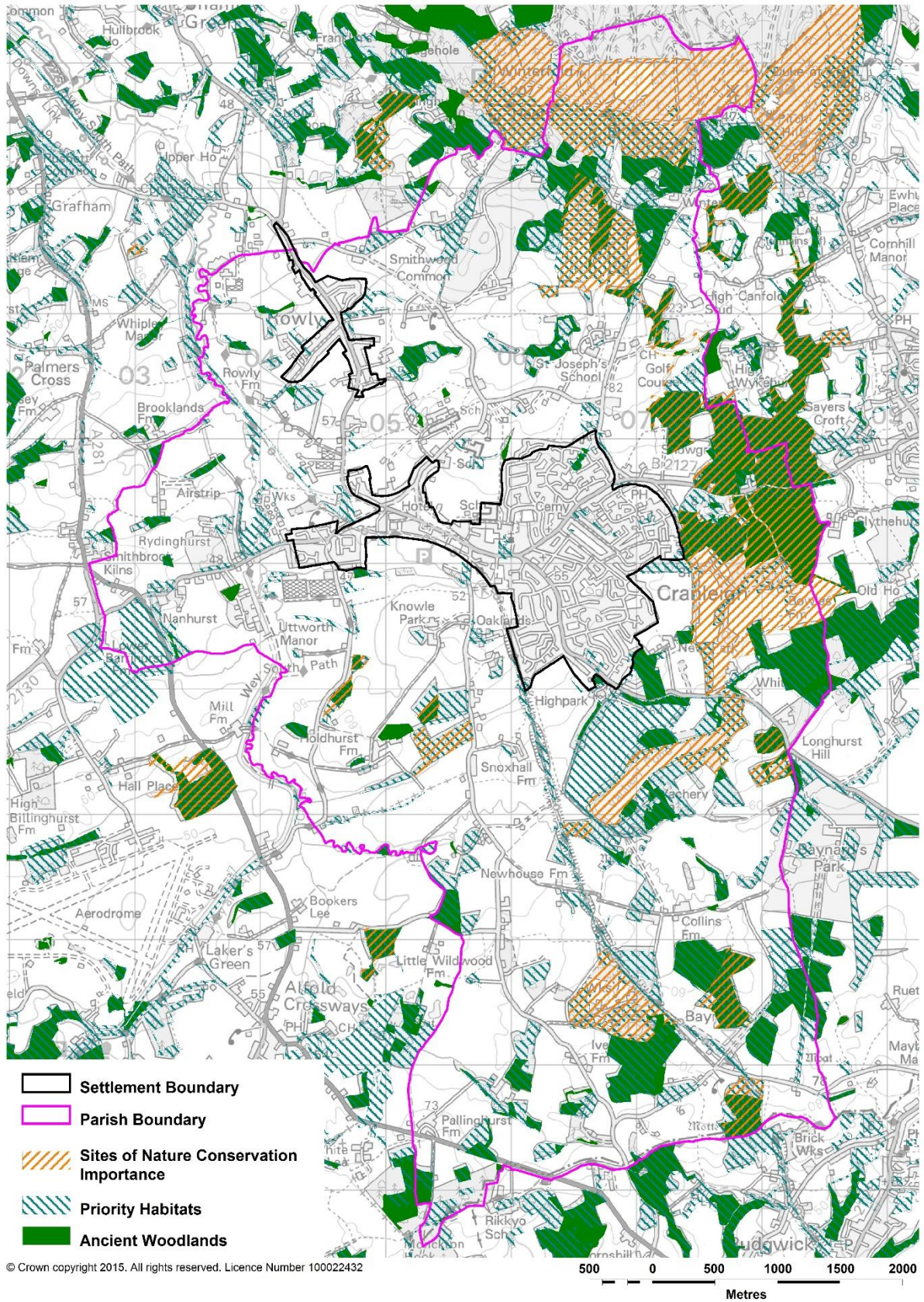
Topic	Relevance to the Cranleigh NP
Nature conservation	Potential for new site allocations to impact on the habitats of species within areas of nature conservation value.
Landscape	Potential for new site allocations to impact on the varying landscape qualities of the area.
Water	Risk of flooding impacts on where people live and can impact on the economic prosperity of an area. The way in which water is drained off of land, including road and other hard surfaces, can be important to the level of flood risk experienced in an area. Flooding from insufficient sewer capacity also a threat.
Soils	Limited potential for site allocations and development to impact on best agricultural soils or important geological sites.
Heritage	Historic environment features can be vulnerable to damage and other impacts from neglect, decay or development pressures.
Air and Climate	Limited potential for new site allocations to create pollution through additional congestion.
Human characteristics	Potential for the plan to impact positively on human health, for example through provision of improved access to health, sport and leisure activities.
Roads and transport	Development could impact on congestion on the local road network but could also assist in creating better links to the main routes from the neighbourhood area.
Infrastructure	Development could have an impact on the infrastructure necessary to keep society running smoothly.
Population/Economic characteristics	Development could impact on the ability of communities to function effectively (in their interaction with services) and on the economic prosperity of an area.

- 3.3 The information was compiled from a wide range of information sources. Firstly information came from the draft Neighbourhood Plan and associated work conducted to support it. As part of the widespread consultation work to support the plan this has included feedback from a range of consultees. There are also a number of key reports relevant to the environment of the area and some of their key findings have been summarised here – they are referenced through the text, as are various data sources used to provide maps and statistics. This section presents topics relevant to the Neighbourhood Plan and while it seeks to be comprehensive only the key issues are included to keep the document manageable.

Nature conservation

- 3.4 Cranleigh has a wealth of varying environmental areas which provide enjoyment and natural resources to the community. There are 26 sites of Nature Conservation Importance with several large sites to the east of Cranleigh, to the north and south of Ewhurst Road. Cranleigh Common (strategic open land within a built up area), Snoxhall Fields, the Bruce McKenzie Memorial Field and the Beryl Harvey Field provide a range of natural habitats for wildlife.
- 3.5 Figure 3.1 provides a map of the environmental features of the area.
- 3.6 This shows that the parish has several significant areas of ancient woodland and priority habitats.

Figure 3.1: Key environmental features



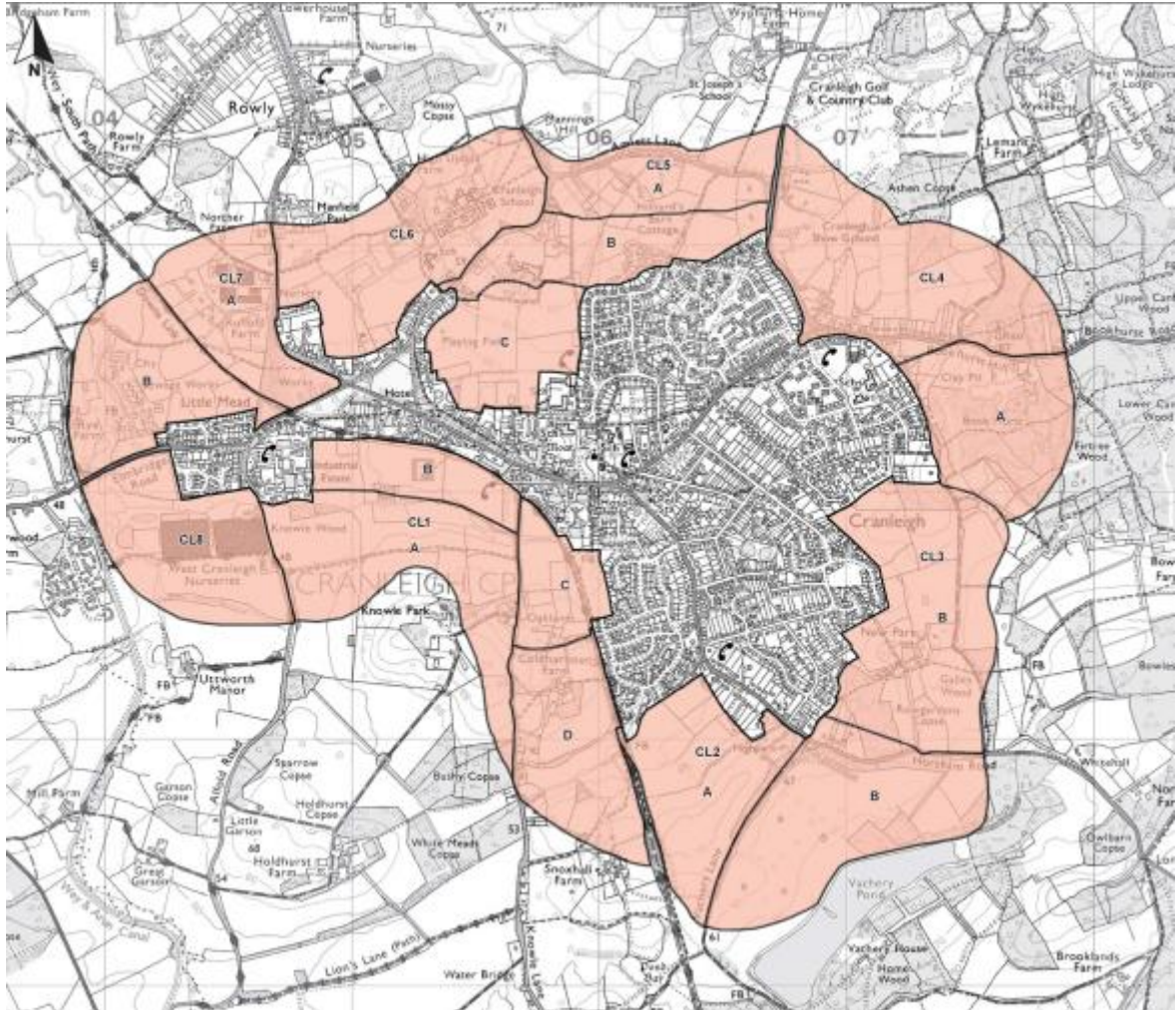
Species

- 3.7 The sites of nature conservation importance within the neighbourhood area are home to a wide variety of wild flora and fauna, which together with their habitats and geological and physiographical features in rural and urban areas, is important to the character, interest and general health of Cranleigh. Recent records show sightings of a harvest mouse nest, bats and great crested newts, all Biodiversity Action Plan (BAP) species.
- 3.8 Whilst Cranleigh itself has no Natura 2000 sites or SSSIs, the neighbouring parish of Chiddingfold is home to the Chiddingfold Forest SSSI which provides a habitat for a wide variety of flora, notably bird, bat and butterfly species. Similarly the nearby located Smokejack Claypit is an important site for depositional environments and fauna, some dating to prehistoric times.
- 3.9 There is an area of ancient woodland managed by Trustees on the border with Ewhurst.

Landscape

- 3.10 Cranleigh is located approximately eight miles southeast of Guildford. It is in the north-west corner of the Weald, immediately south-east of Winterfold Forest, a remaining area of forest on the Greensand Ridge, and just 0.5km beyond the southern border of the Surrey Hills Area of Outstanding Natural Beauty (AONB). The main settlement is the village of Cranleigh, which is defined as a community with key services in the Waverley Settlement Hierarchy Map (Revised 2012). The smaller, rural community of Rowly is located just north-west of Cranleigh and depends on the larger village for its services and amenities.
- 3.11 The key landscape designations that relate to the area are:
- Area of Outstanding Natural Beauty (AONB) – the Surrey Hills AONB is 0.5 km to the north of the village. This potentially has an impact on open areas to the north of the village.
 - Area of Great Landscape Value (AGLV) – this is 2.5 km to the west, and 300 m to the east of the village. This has a greater influence on the eastern fringe area of Cranleigh.
 - Conservation area – this is on both sides of the village High Street and its setting could be affected by development to the west/north-west of the village.
- 3.12 The Waverley Landscape Report Part One: Farnham and Cranleigh, August 2014 assessed areas around the village of Cranleigh in terms of their development potential. Figure 3.2 shows a map of assessed areas and the Table 3.1 provides a summary of their development potential where:
- A 'Low' rating for landscape capacity indicates that development is likely to have a significant and adverse effect on the character of the landscape area as a whole and is thus unsuitable for strategic scale development.
 - A 'Low/medium' capacity rating indicates that development is likely to have an adverse effect on most of the character area and while smaller development may be possible in a very few locations within the character area, it will not be suitable for strategic scale development.
 - A 'Medium' capacity rating identifies a landscape character area with the capacity for limited development in some parts of the character areas (e.g. infill sites or small urban extensions). New development would need to be closely related and having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.

Figure 3.2: Locations assessed for development potential



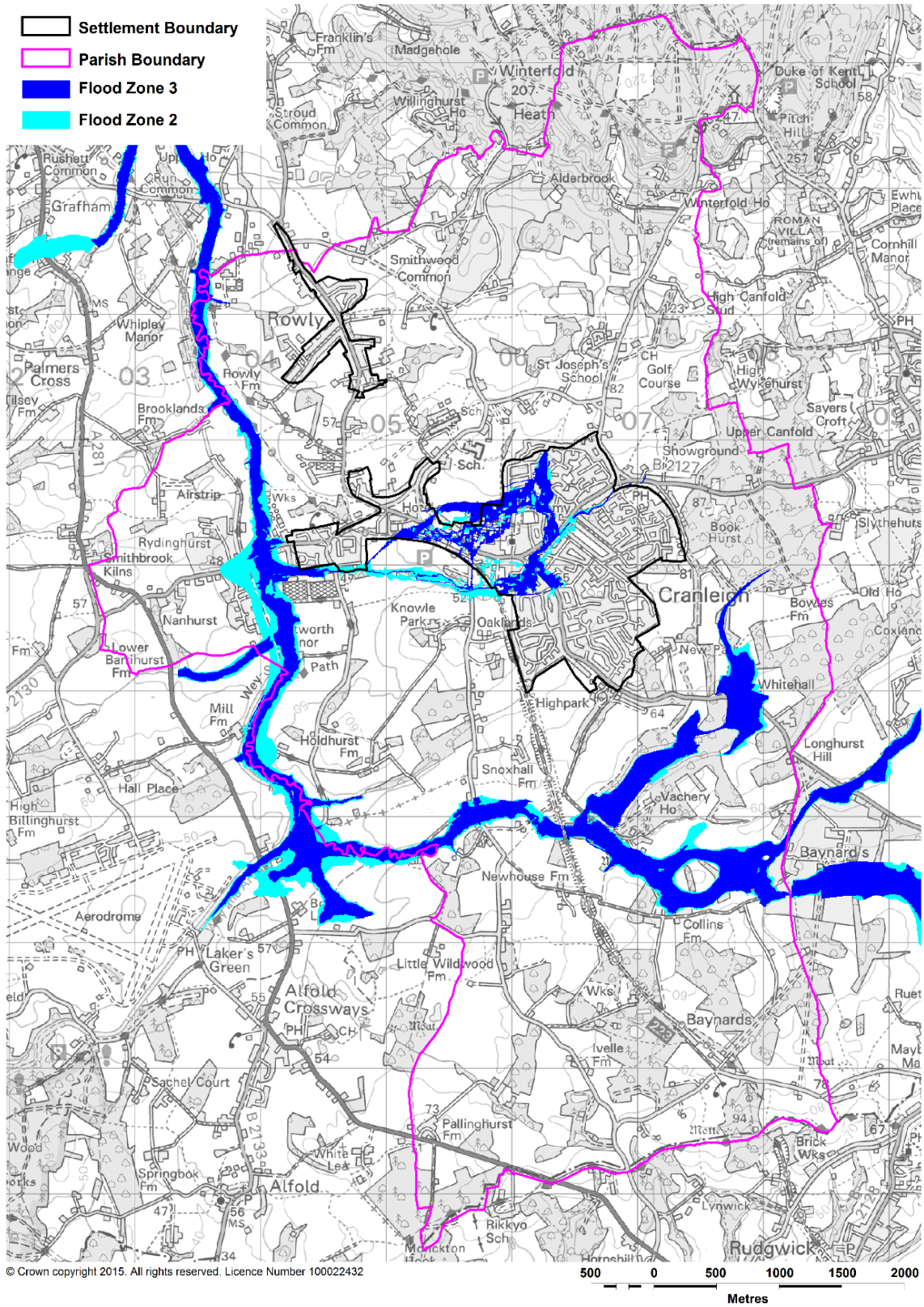
Source: AMEC (2014) *Waverley Borough Council Landscape Study – Part 1: Farnham and Cranleigh, Figure 3.1*

Segment assessed	Summary of finding	Segment assessed	Summary of finding
CL1 – A	Low	CL4	Low
CL1 – B	Medium	CL5 – A	Low
CL1 – C	Low/medium	CL5 – B	Medium
CL1 – D	Low	CL5 – C	Low
CL2 – A	Medium	CL6	Very low
CL2 – B	Low	CL7 – A	Very low
CL3 – A	Low/medium	CL7 – B	Very low
CL3 – B	Medium	CL8	Medium

Water

- 3.13 Cranleigh's water is sourced through Thames Water, who have identified climate change as the major factor that could impact on how they supply water and how they deal with flooding in the future. Thames Water is working on ways in which to respond to the additional pressure exerted through climate change and increased development.
- 3.14 Alderbrook Stream, Nuthurst Stream, Littlemead Stream and Holhurst Brook make up a wider area known as Cranleigh Waters. These watercourses ultimately flow out into the River Wey. Cranleigh has an area that is vulnerable to fluvial flooding due to Cranleigh Waters.
- 3.15 Urban areas of Cranleigh are at an increased risk of sewer flooding due to the increased density of the sewer network and proportion of culverted channels and combined sewer systems. Flooding from this source could be contaminated with raw sewage.
- 3.16 There is a high risk of groundwater flooding in Cranleigh when the ground water table rises to levels which cause emergence at the surface.
- 3.17 There is a high risk of surface water flooding in certain areas within the parish, including within Cranleigh village. This is generally in the same areas as the areas at high risk of flooding from rivers (Figure 3.3).
- 3.18 The length of Cranleigh Waters downstream of Vachery Pond is at risk from reservoir flooding.
- 3.19 Future development within areas liable to flood (Flood Zones 2 and 3) will not be granted planning permission by Waverley Borough Council where it would exacerbate or increase any risk of flooding. Any proposed flood protection measures should not damage the environmental characteristics of the area.
- 3.20 Climate change is likely to result in the more frequent occurrence of all types of flooding including fluvial, surface water, sewer and ground water flooding.
- 3.21 A map of the Flood Zones is shown in Figure 3.3 below.

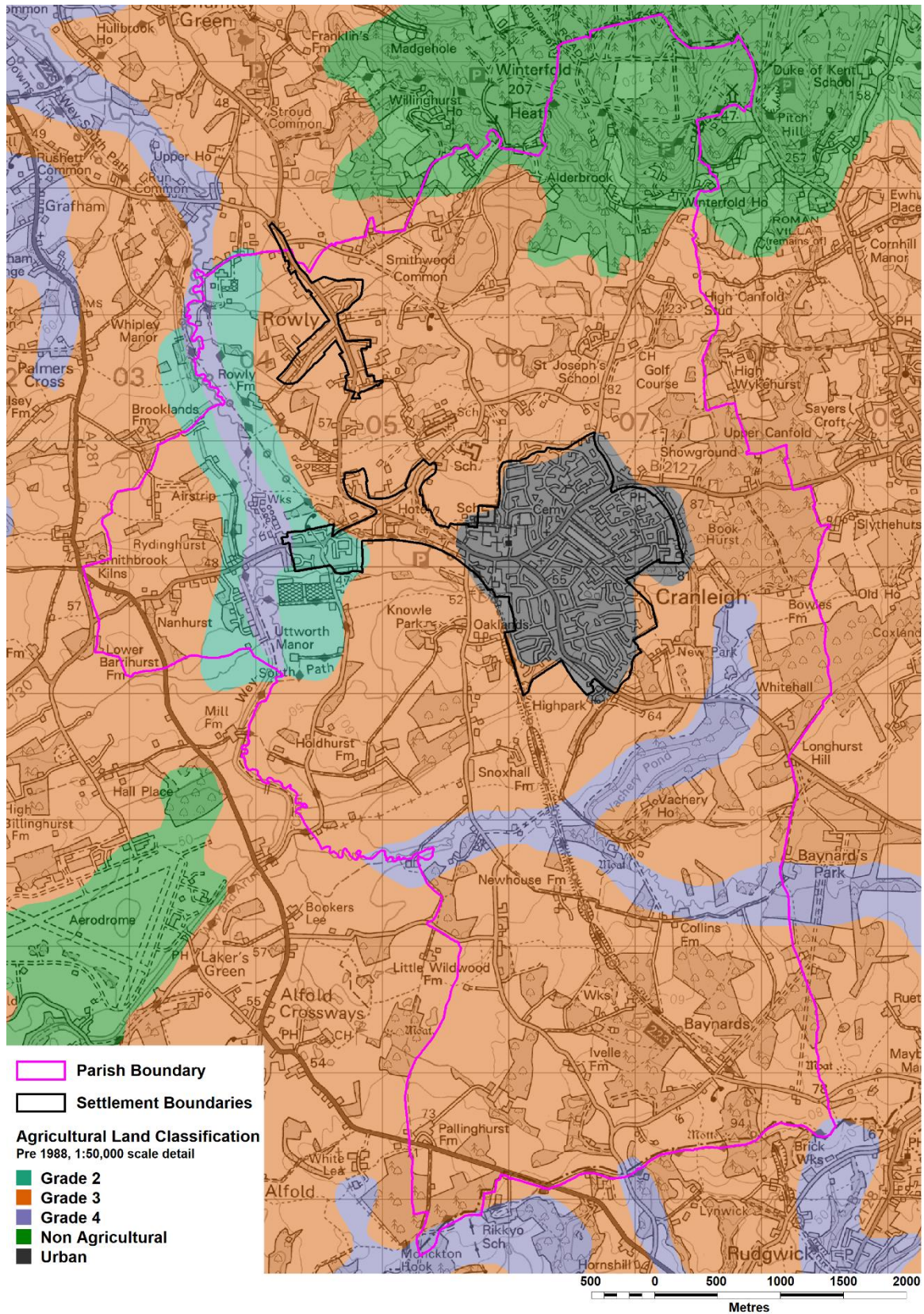
Figure 3.3: High flood risk areas



Soil and Geology

- 3.22 Most of the neighbourhood area lies over a heavy clay subsoil with the exception of the northern boundary which lies on sandy, well-draining soil in the area known as Winterfold Heath. Much of the natural loam in the area has been removed over the years, as a result of the increasing demands for topsoil for gardens and sport field, leaving fertile but difficult clay.
- 3.23 The majority of agricultural land in the Neighbourhood Area is classified as Grade 3 in the Agricultural Land Classification System (ALC). There is a limited amount of 2 agricultural land in an area west of Cranleigh and Rowly. This is shown in Figure 3.4. Cranleigh clay is the underlying soil structure throughout the Parish.
- 3.24 There are no significant deposits of material assets within the parish, although there is an underlying area of clay that could be used in the production of tiles on the Ewhurst border. The site of Cranleigh Brick and Tiles on Knowle Lane contains contaminated land.

Figure 3.4: Agricultural Land Classification



Cultural/Heritage

- 3.25 Within Cranleigh there are around 24 sites identified by the Surrey County Council Archaeological Advice Service as having High Archaeological Potential, the largest of which covers much of the Conservation Area. In addition both the Surrey Historic Environment Record and the Surrey Historic Landscape Characterisation (both available from <https://www.surreycc.gov.uk/heritage-culture-and-recreation/archaeology/historic-environment-record>) will provide important data sources for the assessment of plan options as they emerge, in particular any site allocations. The Conservation Area (CA), when designated in 1983, was centred on the High Street and the north side of the Common. Following a review in 2016¹ this was extended to include the south side of the High Street and the south side of the Common. It has many buildings of architectural or historic interest and there are also numerous trees including an avenue of Norway Maples which line the common and several other groups of trees or individual specimens which provide a backdrop to the area. The CA has three distinctive parts: the historical core to the east with a moat around the refectory, 16/17th century buildings and a 14th century church; a main shopping area and a more rural feel to the west.
- 3.26 The 2016 review of the CA touched on the issue of traffic through the village centre, which is high, largely given Cranleigh's rural location and lack of alternative options for getting around to neighbouring towns, for instance there is no railway station. The Review notes, "*heavy traffic*" as a negative factor of the CA but goes on say that, "*whilst traffic is dominant within the CA, this is, in the main, mitigated through the significant areas of open space and public realm.*" There are no buildings within the CA on the Waverley BC and Historic England 'Heritage at Risk Register'. The listed buildings, heritage assets and other buildings within the CA are all noted as being in good condition and appear to be well maintained, which reflects on the character of the CA.
- 3.27 The CA contains 27 of the 81 listed buildings in the Neighbourhood Area. There are seven Locally Listed Buildings and a comprehensive list of Buildings of Local Merit.
- 3.28 Scheduled monuments present in the Neighbourhood Area include the Moated Site West of Vachery Farm and the Ringwork in Broomhall Copse. There are no sites in Cranleigh's Neighbourhood Area that are listed in Historic England's Heritage 'At Risk' Register. The loss of vernacular architectural detail in Cranleigh has been revealed as a potential threat as additional development takes place and as buildings and heritage assets age. The village centre (and CA), for instance, is surrounded by land that is potentially developable. The 2016 Review of the CA explores this potential issue in more detail and sets out a management plan to preserve and enhance the CA in the future. It notes that within the CA itself, there is limited scope for development, however any changes made to structures should, "enhance the area and respect features which contribute to the character of the area." The Review sets out the styles and themes common to the different parts of the CA, which act as a guide for any development or change. The Waverley Borough Plan also include a CA policy which seeks to ensure that CAs are protected and that any development or change serves to enhance them.
- 3.29 Maps of the heritage assets are shown in Figures 3.5 and 3.6.

¹ http://www.waverley.gov.uk/downloads/file/4988/cranleigh_conservation_area_appraisal

Figure 3.5: Map of heritage features in Cranleigh Neighbourhood Area

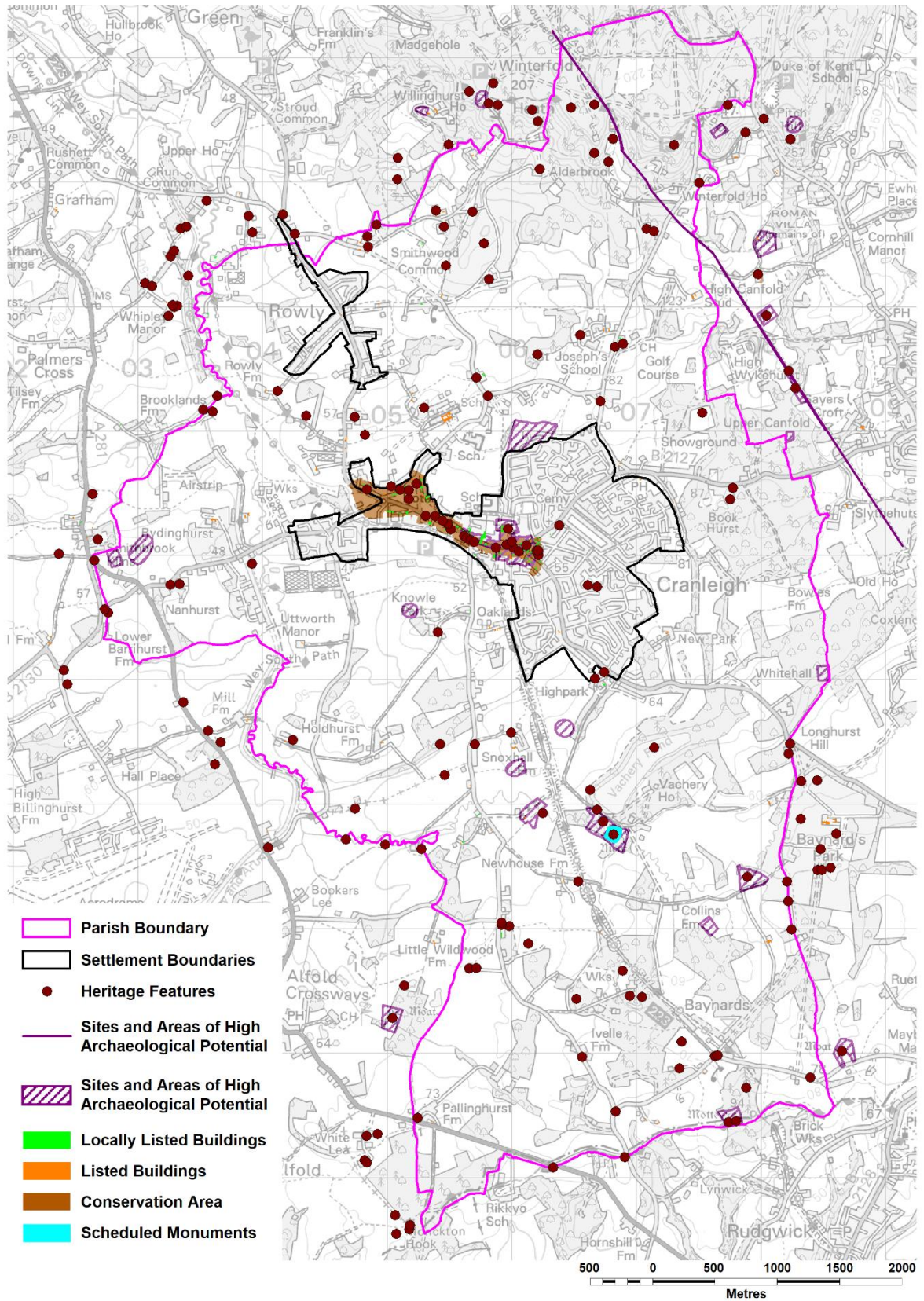
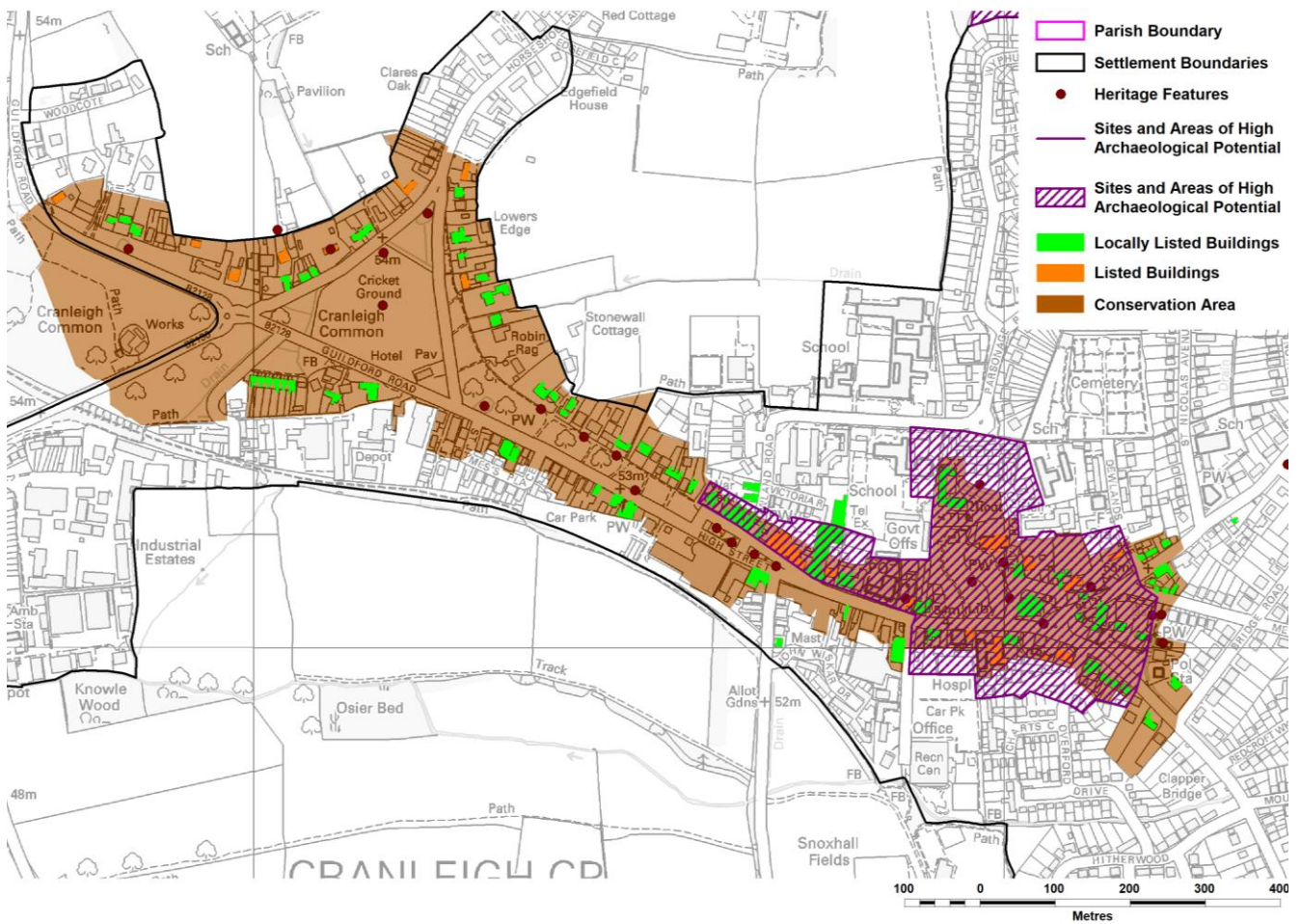


Figure 3.6: Map of heritage features in Cranleigh village



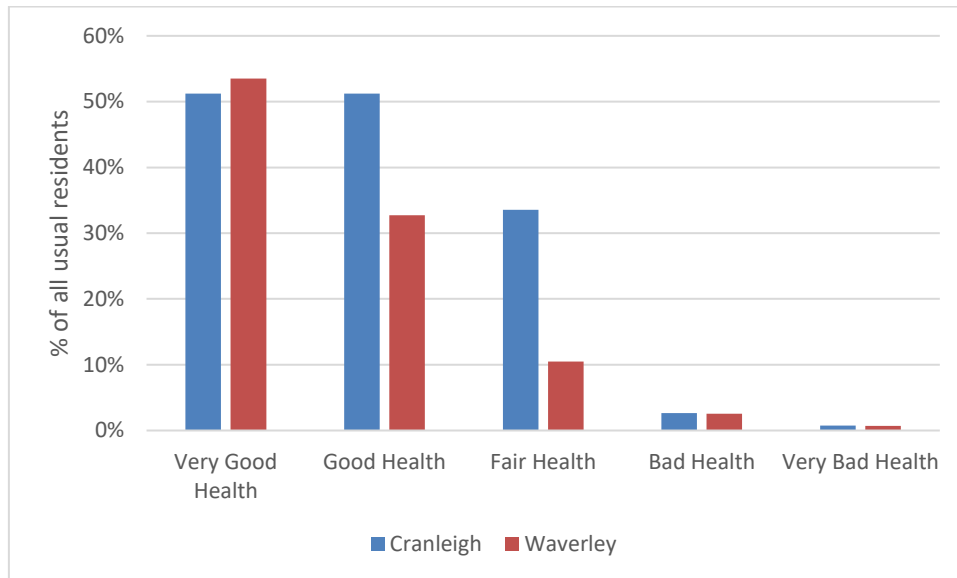
Air and Climate

- 3.30 Generally air pollution is low. Local light industry is unlikely to affect air quality, however, general pollution may be prevalent as Cranleigh is in reasonably close proximity to the major road networks in the South East of England, Gatwick and Heathrow airports, London and the larger cities and towns surrounding it.
- 3.31 There are no locations within the Neighbourhood Area that are within an Air Quality Management Area.

Human characteristics

- 3.32 Figure 3.7 shows that the general health of Cranleigh residents is good. Those with 'very good' health are just below the borough average but this is more than offset by the high proportion of with 'good' health. Those in bad health represents 4% of the population.

Figure 3.7: General health, 2011



Source: 2011 Census

Roads and transport

- 3.33 There are two major routes running through the parish: the B2127, running east to west and the B2128, running north (from Guildford) to south. These routes converge at the centre of Cranleigh village.
- 3.34 The local roads serving Cranleigh village and rural surrounds are very small, rural roads that are inappropriate for carrying significant volumes of traffic.

Infrastructure

- 3.35 Cranleigh is a large village which has the following community infrastructure assets:
- Three primary schools
 - Four churches
 - An arts centre
 - A number recreational spaces used for formal and informal recreation
 - Numerous pubs and restaurants
 - A vibrant high street with a range of independent shops

Population/economic characteristics

- 3.36 The 2011 Census recorded that the population of the Cranleigh parish was 11,492 persons, living in 4,779 households. Since 2001, the population has grown by 246 persons, or 2%. Comparatively, the Waverley borough population grew by 5%. Over the same period, the number of households grew by 58 (1%) in Cranleigh and also by 1% in Waverley. This number will reflect the number of new houses built over the decade and also possibly the sub-division of existing properties into multiple households.

- 3.37 The rate of population growth and rise in households is fairly modest in comparison to the south east region as a whole which has seen an overall 8% rise in population and 5% rise in households.
- 3.38 A potential barrier for access to housing is house prices – both in relative and absolute terms. Over the year to November 2017, the average sale price of a dwellings (all types) in the GU6 postcode area (covering Cranleigh and the surrounding rural areas) was £474,247².

² Source: www.home.co.uk

4 KEY SUSTAINABILITY ISSUES

SWOT analysis

- 4.1 Table 4.1 has been informed by the issues identified in the Neighbourhood Plan public workshops and consultation, and the baseline information collected in Section 3.

Table 4.1: SWOT analysis of issues facing Cranleigh parish

<p>Strengths</p> <p>Low crime rate, valued schools, attractive landscape setting, designated land, conservation area, strong community spirit, good range of community activities, choice of pubs, vibrant high street with good shopping offer, friendly churches, access to Guildford, good health facilities</p>	<p>Weaknesses</p> <p>Traffic speed, volume and weight, car parking issues, pedestrian vulnerability, lack of facilities/services in more rural community (Rowly), infrequent public transport, limited activities for older children, high house prices, lack of affordable housing, concerns over school futures, aging population, lack of younger families, lack of high paid local employment, Downs Link in need of resurfacing</p>
<p>Opportunities</p> <p>Improve pedestrian safety, implement traffic management, better balanced age distribution, improve contact and service to elderly, encourage use of renewable energy, encourage local businesses, expand/improve community activities including the village hall, improve network and condition of footpaths, provision of village hospital, broadband connectivity for new dwellings</p>	<p>Threats</p> <p>Climate change, loss of biodiversity, drought or water interruption/contamination, danger from traffic on strategic roads, inappropriate development leading to loss of rural character, loss of agricultural land and local food self-sufficiency, loss of local distinctiveness through cumulative loss of local vernacular, pressure on sewer system, threat from nearby developments, concerns about lack of supporting infrastructure</p>

Key issues

- 4.2 There are a number of sustainability issues and challenges facing the parish. While Cranleigh parish offers a high quality environment to residents and local businesses, the Neighbourhood Plan will need to manage and seek to resolve a series of issues over its lifetime if the parish is to continue to be successful while respecting its outstanding landscape setting.
- 4.3 In the absence of a Neighbourhood Plan (and as a consequence a lack of vision and strategy for Cranleigh), there will be fewer opportunities to address the issues and challenges facing the parish, as well as contributing to a reduction in the potential benefit to the community.

Table 4.2: Challenges and impacts of not having a neighbourhood plan

Challenges facing Cranleigh Parish	Effect of not having a neighbourhood plan
Problem of traffic speed, volume and weight and lack of pedestrian/cyclist safety on the B-roads and rural lane	Residents lives will be further blighted and safety will be worsened by traffic movements
Viability of primary schools	School roll reduces and therefore the schools face the threat of closure
Scale of housing growth	Without a Plan allocating the sites that will enable Cranleigh to address the housing requirements identified in the Borough Local Plan Part One, the parish could be exposed to further large scale development allocations which could all be delivered in the short term, placing significant pressure on the infrastructure of the village.
Lack of affordable housing for parish residents	No suitable sites for housing for local people would be delivered
Supporting an ageing population	Potential issues of care/support/transport and a lack of local homes suitable for the needs of older people
Inadequate and potentially reducing public transport options	Increased dependence on the private car and increasing isolation for those unable to afford a car especially in more rural locations
Support and flexibility for local businesses	The needs of businesses to grow and change may be restricted by current rural policies
Infrastructure improvements such as roads, crossings, parking, community facilities	Funding for infrastructure requirements may not arise
Pressures for development in countryside	Borough Local Plan policies are strategic in nature but may require growth of rural settlements which could therefore be ad-hoc and unplanned.
Loss of agricultural land to development	Could result in unnecessary loss of agricultural land due to unplanned development coming forward through speculative applications
Poor access to services and facilities	Increased dependence on the private car to access services and inability to do so for those unable to afford a car Could result in the loss of the local petrol station/shop with no alternative convenience retail provision.
Need to maintain and enhance the high quality natural environment, wildlife networks and biodiversity of the parish	Could result in unnecessary impacts on biodiversity due to unplanned development coming forward through speculative applications
Need to protect and enhance the historic buildings and environment of the parish	Could result in unnecessary impacts on heritage assets due to unplanned development coming forward through speculative applications

5 SUSTAINABILITY APPRAISAL FRAMEWORK (STAGE A4)

5.1 In order to undertake the Sustainability Appraisal process for the Neighbourhood Plan, it is necessary to identify sustainability objectives and indicators to enable an assessment to be made of the emerging options and allow for recommendations and mitigation measures to be proposed. The sustainability objectives have emerged through the following considerations:

- through the review of documents listed in Section 2
- as identified in the baseline section (Section 3)
- to help address sustainability issues known locally
- to help address the 'weaknesses' and mitigate the 'threats' outlined in the SWOT analysis (Section 4)

5.2 The proposed sustainability objectives and indicators (Sustainability Framework) for the Sustainability Appraisal of the Neighbourhood Plan are as shown in Table 5.1 below:

Table 5.1: Sustainability objectives and criteria for the Cranleigh Neighbourhood Plan

Sustainability theme	Objectives	Criteria
1/Env	To preserve and enhance the natural beauty of Cranleigh in terms of its: <ul style="list-style-type: none"> - geology, landform, water systems and climate - ancient woodlands - tranquillity - green spaces 	<ul style="list-style-type: none"> - Will the policy protect and enhance areas of Ancient Woodland within the parish? - Will the policy increase the number of developments in 'highly vulnerable' or 'more vulnerable' flood risk areas? - Will the policy lead to the loss of green infrastructure features through grant of planning consent? - Will the policy support access to green spaces and nature in the area?
2/Env	To protect and enhance the biodiversity of the parish, its wildlife habitats and species.	<ul style="list-style-type: none"> - Will the policy/proposal protect and enhance priority habitats and the habitats of protected species? - Will the policy enhance the condition of ancient woodland in parish? - Will the policy retain or increase the number of trees with TPOs? - Will the policy retain and enhance the length of hedgerows in parish? - Will the policy support enhancements to multifunctional green infrastructure networks/corridors? - Will the policy result in a net gain in biodiversity?
3/Env	To protect the landscape setting of Cranleigh village, in particular its setting against the backdrop of the Surrey Hills AONB, and focusing	<ul style="list-style-type: none"> - Is the development site within an area assessed as low suitability and/or low landscape capacity? - Will the policy result in the loss of views of value, including into and out of the conservation area and views into and out of the Surrey Hills AONB or its setting?

Sustainability theme	Objectives	Criteria
	development on previously developed land	<ul style="list-style-type: none"> - Is the development site within a protected landscape or its setting and has an assessment of impact the proposal been undertaken? - Does the development site provide sufficient screening? - Does the policy protect and enhance locally valued landscapes including distinctive local landscape features?
4/Soc	To ensure that housing addresses the needs of the existing community of Cranleigh before addressing wider needs	<ul style="list-style-type: none"> - Will the policy contribute toward the delivery of the evidenced housing mix? - Will the policy contribute to housing people with a local connection on the Housing Register? - Will the policy increase the number of affordable homes completed?
5/Econ	To maximise the potential of existing employment and support the needs of local employers.	<ul style="list-style-type: none"> - Will the policy contribute to retaining existing businesses? - Will the policy increase opportunities for new businesses in the parish? - Will the policy enable new local start-ups? - Will the policy have a positive impact on employment levels locally? - Will the policy increase the number of businesses and dwellings (for home workers) with access to superfast broadband?
6/Env	To protect the identity and local distinctiveness of Cranleigh as a rural village and to enhance the village streetscape.	<ul style="list-style-type: none"> - Will the policy or development help to retain the number of listed buildings in the built-up area? - Is the development within or adjacent to a Conservation Area? - Is the development sympathetic to the existing built density? - Will the policy seek to protect and enhance the built heritage?
7/Soc	To ensure that the community has a high quality and healthy lifestyle.	<ul style="list-style-type: none"> - Will the policy contribute to reducing the incidences of long term illness and serve to improve general health? - Will the policy contribute to the number/area of green spaces within walking distance of homes? - Will the policy enable greater usage of formal green spaces within the parish? - Will the policy contribute to the number and range of formal recreation facilities within walking distance of homes? - Will the policy increase the number of homes experiencing unacceptable levels of noise?
8/Econ	To improve safe movement around the parish and to key service centres outside	<ul style="list-style-type: none"> - Will the policy/proposal result in increased levels of traffic using the B2127/B2128?

Sustainability theme	Objectives	Criteria
	the parish by a range of modes	<ul style="list-style-type: none"> - Will the policy/proposal result in increased levels of traffic using local roads around Cranleigh village? - Will the policy/proposal provide an opportunity to increase the number and distance of new footpaths/cycle paths? - Will the policy/proposal contribute to the slowing down of traffic? - Will the policy/proposal contribute to increased road safety? - Will the policy/proposal enhance or increase the safe crossing points in the village? - Will the policy/proposal contribute to the number of public parking spaces?
9/Soc	To ensure that the community has adequate access to the key utilities and services it needs, including health facilities, convenience shops, schools, broadband	<ul style="list-style-type: none"> - Is the proposal within walking distance of key services? - Is the proposal located near to regular public transport? - Will the policy provide an opportunity to safeguard and/or increase the number of shops in village? - Will the policy improve the availability and speed of broadband services?
10/Soc	To ensure the provision of a range of community facilities that provide for the needs of the community	<ul style="list-style-type: none"> - Will the policy/proposal support the provision of additional community facilities within the parish? - Will the policy/proposal support the provision of facilities that meet the needs of specific user groups?
11/ Env	To ensure that the Plan reduces the level of contribution to climate change made by activities in the Neighbourhood Plan area	<ul style="list-style-type: none"> - Will the policy reduce emissions of key pollutants? - Will the policy reduce water consumption and increase efficiency? - Will the policy reduce flood risk from all sources of flooding?

6 ASSESSMENT OF SUSTAINABILITY OF PLAN POLICIES AND SITE OPTIONS

- 6.1 The sustainability appraisal objectives shown in Table 5.1 will be used to assess the sustainability of the plan policy options.
- 6.2 For each sustainability objective, the assessment will give a score in respect of the relevant criterion. The score will be made on the following scale:
- Strongly positive
 - Slightly positive
 - Neutral
 - Slightly negative
 - Strongly negative
- 6.3 A commentary will also be provided for each criterion on each site in order to provide more context to the 'five-point' assessment.
- 6.4 In respect of the sites, this appraisal will be undertaken on all of the sites submitted and the information presented to the community as part of the ongoing engagement process in order to understand which sites are the most sustainable and are best able to deliver against the objectives of the Neighbourhood Plan.
- 6.5 In order to ensure a comprehensive approach, possible sites for development were gleaned from two sources:
- The WBC Strategic Housing Land Availability Assessment (SHLAA) process
 - A separate Call for Sites process undertaken by the Neighbourhood Plan
- 6.6 Sites were then reviewed to establish whether there were any sites that were clearly unavailable and/or unsuitable and/or undeliverable. The remaining sites will then be subject to the sustainability assessment.
- 6.7 For each sustainability objective, the assessment will consider the merits of each site against set criteria. Where possible, a traffic light system (red-amber-green) will be used to provide an overall judgement of the site against that criterion. In the summary, an overall judgement will be made on the following scale:
- The site is appropriate for development
 - The site has minor constraints (that can be overcome)
 - The site has significant constraints
 - The site is unsuitable for development
- 6.8 Where necessary, a commentary will also be provided for each judgement.
- 6.9 The site assessment proforma is shown in Appendix A.
- 6.10 Table 6.1 below relate the sustainability objectives back the key concerns and valued aspects of the parish that were raised by the community. These were identified by the community through the engagement process on the neighbourhood plan and informed the SWOT analysis in Section 4.

Table 6.1: Comparison of sustainability objectives with valued aspects and concerns raised by the community of Cranleigh

	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community	11/Env – Climate change
VALUED ASPECTS											
Countryside and landscape	✓	✓	✓								✓
Heritage of village						✓					
Range of community facilities							✓			✓	
Primary school									✓		
Shop and pubs					✓				✓		
Quiet country lanes	✓							✓			
Access to service towns								✓	✓		
CONCERNS											
Traffic speed/volume								✓			✓
Public transport								✓	✓		✓
Cycling/walking							✓	✓			✓
Vulnerability of services					✓				✓		
Lack of affordable housing				✓							
Housing mix not suitable for local needs				✓							
Loss of rural character	✓	✓	✓								
Broadband speeds					✓				✓		
Local employment opportunities					✓						

7 NEXT STEPS (STAGE A5)

- 7.1 This Scoping Report will be subject to consultation for a 5-week period. Following the close of consultation, all comments will be considered and will help influence the draft SEA/SA Report.
- 7.2 As the Neighbourhood Plan is developed, the strategy, policies and site options will be tested against these sustainability objectives, to identify appropriate policies for inclusion in the Plan. All realistic policy options will be appraised against the Sustainability Framework set out in Section 5 of this report, in order to ensure that the policies chosen for the Cranleigh Neighbourhood Plan are the most sustainable, given all realistic alternatives.



Appendix A Site assessment proforma

Cranleigh Neighbourhood Plan site assessments

Site Name and ref.

1. Background information

Site location and use	
Site location	
Gross area (ha)	
SHLAA site ref (if applicable)	

Context	
Surrounding land uses	
Is the site: Greenfield Brownfield Mixture N/K	
Existing/previous use	
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	

2. Availability

Availability		
	Yes/No	Comments
Is the site landowner(s) willing to submit the site for development (if known)? <i>If the site is not available for development, then do not proceed with the rest of the assessment</i>		
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?		
Is there a known timeframe for availability?		

3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?	Within the settlement	On the edge, adjacent to the settlement	Clearly outside the settlement
What is the size of the nearest settlement?	A main centre	Large village	Small rural settlement
How would development of this site relate to the surrounding uses?	Well	Neutral	Not very well
How is the site currently accessed? Is it accessible from the highway network? Can the			

network support the potential level of traffic that would be created?		
Pedestrian accessibility to High Street	<p>High</p> <p>Medium</p> <p>Poor</p>	Comments
Environmental considerations		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<p><u><400m</u></p> <p><u>400m-800m</u></p> <p><u>>800m</u></p>	
Sites designated as being of European importance ³	<p><u><400m</u></p> <p><u>400m-800m</u></p> <p><u>>800m</u></p>	
Sites designated as being of national importance ⁴	<p><u><400m</u></p> <p><u>400m-800m</u></p> <p><u>>800m</u></p>	
Sites designated as being of local importance ⁵	<p><u><400m</u></p> <p><u>400m-800m</u></p> <p><u>>800m</u></p>	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre):	Distance	Observations and Comments
Village / local centre / shop	<p><u><400m</u></p> <p><u>400m-800m</u></p> <p><u>>800m</u></p>	
Public transport (with at least a half hourly service during the day)	<p><u><400m</u></p> <p><u>400m-800m</u></p> <p><u>>800m</u></p>	
School(s)	<p><u><400m</u></p> <p><u>400m-800m</u></p> <p><u>>800m</u></p>	
Health centre facility	<p><u><400m</u></p> <p><u>400m-800m</u></p> <p><u>>800m</u></p>	
Open space/ recreation/play facilities	<p><u><400m</u></p> <p><u>400m-800m</u></p> <p><u>>800m</u></p>	
Does the site have the potential to provide additional open	<p><u>Yes – in an accessible location</u></p>	

³ Special Areas of Conservation, Special Protection Areas, Ramsar sites

⁴ Sites of Special Scientific Interest, Ancient Woodland, Area of Outstanding Natural Beauty

⁵ Local Nature Reserves, Sites of Nature Conservation Importance

space/recreation/ community facilities?	<u>Yes – but location is not easily accessible</u> <u>No – site is poorly located or too small</u>	
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Historical considerations		
Proximity of site to the following sites/areas:	Proximity	Comments
Archaeological sites	<u>Site is within an archaeological site</u> <u>Site is adjacent to an archaeological site</u> <u>Site is not on or adjacent to an archaeological site</u>	
Scheduled ancient monuments (SAMs)	<u>Site is on a SAM</u> <u>Site is adjacent to a SAM</u> <u>Site is not on or adjacent to a SAM</u>	
Listed buildings	<u>Site contains a listed building</u> <u>Site is adjacent to or within the setting of a listed building</u> <u>Site does not contain or adjoin a listed building</u>	
Conservation Area	<u>Site is within a Conservation Area</u> <u>Site is adjacent to or within the setting of a Conservation Area</u> <u>Site is not adjacent to or within the setting of a Conservation Area</u>	

Other key considerations		
		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<u>>75%</u> <u>25%-75%</u> <u><25%</u>	
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u>>75%</u> <u>25%-75%</u> <u><25%</u>	
Is the site at risk of surface water flooding?	Yes/No	
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<u>>75%</u> <u>25%-75%</u> <u><25%</u>	
What proportion of site is Grade 3 (valuable) agricultural land?	<u>>75%</u> <u>25%-75%</u> <u><25%</u>	

Significant infrastructure crossing the site, i.e. power lines, pipelines?	Yes/No	
Impact on Public Rights of Way (PROWs)	Significant Slight None	

Physical characteristics	
Characteristics which may affect development on the site	Comments
Topography <i>Flat/plateau/steep gradient</i>	
Landscape impact <i>Would development harm landscape character or setting?</i>	

Other considerations	
Extent to which the site contributes towards other Neighbourhood Plan objectives	Comments
Will the site generate a significant amount of additional traffic travelling through the High Street?	No Possibly Yes
Does the site have the potential to provide improved public parking to serve Cranleigh village?	Yes – well located Yes – reasonably located No potential or poorly located
Does the site have the potential to support commercial activities, including start-ups?	Yes – supported by site promoter Potentially – but support by site promoter not confirmed No potential or no support by site promoter

4. Summary

Conclusions	
Site number/name:	
<i>Please tick a box</i>	
The site is appropriate for development	
The site has minor constraints	
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	
Estimated development timeframe	
Explanation/justification for decision to put forward site for consideration as a sustainable option	
Infrastructure requirements? <i>e.g. highways, water, education</i>	
Any other issues?	



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